

City of San Jose

Coyote Valley Specific Plan

Summary of Task Force and Community Workshop Meeting No. 19 on August 14, 2004 Coyote Creek Golf Club

Task Force Members Present:

Council Member Forrest Williams (co-chair), Chuck Butters, Craig Edgerton, Dan Hancock, Doreen Morgan, Eric Carruthers, Helen Chapman, Jim Cunneen, Ken Saso, Russ Danielson, Steve Speno, Neil Struthers, and Terry Watt.

Task Force Members Absent:

Mayor Ron Gonzales (co-chair), Councilmember Pat Dando, Supervisor Don Gage, Christopher Platten, Gladwyn D'Sousa, Phaedra Ellis-Lamkins, and Steve Schott Jr.

Technical Advisory Committee (TAC) Members Present:

David Bischoff (City of Morgan Hill), Jane Mark (Santa Clara County Parks), Mark Frederick (Santa Clara County Parks), Kyle Simpson (Greenbelt Alliance), Beverly Bryant (HBANC), Tim Steele (Sobrato Development Company), Sean Rose (SCVWD), Sarah Muller (Working Partnerships), Carolyn McKennan (Morgan Hill Unified School District), John Roeder (Great Oaks Water District), Brian Schmidt (Committee For Green Foothills), Rebecca Van Dahlen (Santa Clara County Association of Realtors) and Dunia Noel (LAFCO).

City and Other Public Agencies Staff Present:

Denelle Fedor (District 10), Emily Moody (district 2), Laurel Prevetti (PBCE), Salifu Yakubu (PBCE), Darryl Boyd (PBCE), Susan Walsh (PBCE), Perihan Ozdemir (PBCE), Rebecca Flores (Housing), Dave Mitchell (PRNS), Mary Tucker (ESD) and Luke Vong (DOT).

Members of the Public:

Tom Foster, Ray Williams, Lucy Hoefling, Jerry Hoefling, Annie Saso, Margaret Vierra, Pam Streller, Elizabeth Cord, Mary Paner, Dick Panek, Richard DeSmet, Alicia Frayne, Robert

Snively, Joan Doss, Janet & Paul Hebert, Robert Moore, Betsy Cannoll, Don Weden, Gela Russell, Steve Godwin, Dan Perusinh, Peter Mandel, Sherry Oppenheim, Robert Mansfield, Sumiko Sorakubo, Don Roen, Lee Wieder, Richard Barberi, Rick Linqvist, Art Gonzales, W. Foster, Kiran Shah, Michelle De Chene, Maralie Potter, Ruth Rouse, Jeff Moore, Del Coates, Laura Sellheim, Carmen Russo, Ray Russo, Jon Hoefling, Darlene Camgbell, Ed Hashimoto, Jack & Pat Kuzia, Angelica Nanez, Chris Allen, Sharon Duarte, Dennis Kennedy, Elaine Reiner, Bob Levy, Mike Hamilton, Elaine Hamilton, Mike Zapler, Sean Morley, Salvatore Saso, Marguerita Sinnett, Nathasha Ogunnupe, Rose Navarra, Glenn Smith, Gerald Upshaw, Katie Gutierrez, Mary Rubin, Sam Hamilton, Anthony Intravia, Leticia Intravia, Mike Zanotto, Jim Arthu, Bambi Powell, Tracy Chew, Brian Lawrence, Carol Paige, Dan Martin, Kelu Martin, Nicole Martin, Tom Lucas, Bob Showen, Marty Estrada, Tompknon Araham, Keith Araham, Lucy Hoeffing, Jerry Amono, Harden Yang, Bill Miller, Kathy Sullivan, Issa Ajlouny, Jim Lightbody, Ghelle Thomas, Jen Beckman, Crisand Giles, Jerry Jones, Chris Jones, Gary Harris, Albert Yamauchi, Andrew Barna, Sean Burch, Pauline Seebuck, Rose Hernandez, Jim Foran, Jesse Votaw, Charlie Payne, Eugene Bradley, Joel Lopez, Wally Ogunnupe, Maria Nash, Yoon Lee, Brigitte, Rachael Gibson, Beverly Stewart, Kurt Schlagt, Pete Silva, Rich & Linda Nedbal, Evelyn Guess, Robert Howard, Ann Howard, Paul Ruscitto, Lillian Ruscitto, Joseph A Filice, Vic LoBue, Josh LoBue, Joe Burch, Martin Choek, Jack Faraone, Tedd Faraone, Joe Mueller, Helen Lagel, Son-Cheone Kuan, Tim Hendrix, Gloria Chun Hoo, Terrence Wei, Lily Dong, Tony Dong, Jen Joy Roybal, Robert Benich, Virginia Holtz, Sara Malaien, Kerry Williams, Tom Fink, Bill & Iris Wise, Mike Waller, Jean Denning, Steve Denning, Fred Lester, Elaine Drake, Hisako Ando, Chris Marchese, Greg Bala, Lowell Tan, Roger Costa, Lee Lester, Della Grifall, Beth Epperson, Rick Crosby, and Hiroshi Sorakubo.

Consultants:

Jodi Starbird (David J. Powers & Associates), Doug Dahlin (Dahlin Group), Jack Hsu (Dahlin Group), Roger Shanks (Dahlin Group), Allison Muir (Dahlin Group), Ken Kay (KenKay Associates), Paul Barber (KenKay Associates), Cindy Wu (KenKay Associates), Enjim Kim (KenKay Associates), Darin Smith (EPS), Jim Musbach (EPS), Sibella Krause (SAGE), Eileen Goodwin (APEX Strategies), Susan State (S.L.State and Associates), and Jim Thompson (HMH).

1. Welcome:

The meeting convened at 9:00 a.m. with co-chair Forrest Williams welcoming everyone in attendance to the community meeting. He explained that the Coyote Valley Specific Plan has come a long way in its development and that we have an interesting day of presentations ahead.

2. Introduction and Agenda Overview:

Eileen Goodwin, of APEX Strategies asked for a show of hands regarding how people heard about the meeting, which revealed that about ½ were by postcard and newspaper, 1/3 by e-mail and the rest by word of mouth and other sources.

Eileen explained the agenda for the day and indicated that the land planning consultants would be presenting the findings from the technical analysis of the three alternative design concepts. They would also explain a recommended Composite Framework, which will include the four preferred infrastructure elements of the three alternative design concepts. She stated that there would be a lot of opportunities after the presentations for community input.

3. CVSP Introduction and Background:

Eileen introduced Laurel Prevetti, Principal Planner with the City Department of Planning, Building and Code Enforcement, who explained the background of the Plan, the City Council's Vision and Expected Outcomes for the Coyote Valley Specific Plan (CVSP), and an illustrative diagram of the CVSP process. She explained that the team has just completed the Foundational Infrastructure and Land Use Concept phase and the team will be refining the Coyote Valley Specific Plan (CVSP) and initiating the preparation of the Environmental Impact Report (EIR) in the fall of 2004. She also indicated that staff would present a status report to the City Council in September in an effort to get the Council's endorsement regarding the direction of the Plan.

Laurel introduced Sibella Krause of SAGE, an agricultural viability specialist who has recently joined the CVSP planning team to work on sustainable concepts and strategies for the South Coyote Valley Greenbelt area. Sibella briefly explained her background and experience and provided some highlights of the principles that will guide her work. She invited South Coyote Greenbelt property owners to introduce themselves during the day and discuss their ideas with her.

4. Evaluation of Alternative Design Concepts:

Laurel introduced Doug Dahlin of the Dahlin Group and Ken Kay of KenKay Associates who briefly explained the background of the Plan and the environmental footprint, and brought the community up to date on the development of the three alternative design concepts.

Doug indicated that the alternative design concepts were informed by a lot of input and ideas from the community, the Task Force, the Technical Advisory Committee, and various other stakeholders. He explained that over the summer the alternative design concepts were reviewed by the CVSP Technical Consultants, the Technical Advisory Committee (TAC), City Departments and other Public Agencies, and by the CVSP economic consultants (Economic and Planning Systems) against a set of 16 evaluation criteria or filters. He briefly reviewed each

of the three design concepts and the filtering criteria. He introduced Roger Shanks of the Dahlin Group and Darin Smith of Economic and Planning Systems, who briefly explained the findings of the technical analysis of the three alternatives conducted over the summer.

Technical Analysis of the Transit Systems - Spoke, Loop or Spine:

Roger Shanks indicated that in analyzing the three transit configurations (“spoke, loop and the spine”) the transportation consultant favored the “spoke” transit configuration because it allowed the best access to the largest portion of the community and allowed for future expansion, unlike the “loop” transit system.

Darin Smith explained that from an economic standpoint all three-transit alignments are more or less even in terms of adding value, contributing to growth and investment, maximizing developable land and helping in the distribution of costs and benefits.

Technical Analysis of the Focal Feature - Central Green, Lake, or Series of Lakes:

Roger explained that the lake was found to be the best alternative from a geological standpoint because it allowed for the use of excavated soil in other parts of the specific plan area. He indicated that from a biological standpoint all three alternatives were very similar, and from a hydrological standpoint the lake was the best because it provides for water detention and retention benefits.

Doug Dahlin noted that the consultants originally started with the lake adjoining Fisher Creek, but after review by the regulatory agencies, it was recommended that they be separated to protect the Fisher Creek.

From a market standpoint, Darin Smith indicated that the central lake would add the most value to the Plan. He indicated that the central lake was also superior economically to the series of lakes since it would all be constructed at one time and it maximized the developable land. He stated that the costs and benefits were about the same.

Technical Analysis of the Parkway Systems - Valley Floor, Grand Boulevard, or IBM Hillside Configuration:

Roger indicated that from a transportation perspective the valley floor and the grand boulevard configurations were the best. The IBM hillside configuration was the worst from a biological standpoint because it would require disturbance to a biologically sensitive area. Darin Smith indicated that from a market perspective the three were very similar, however the valley floor configuration added the most value to the Plan. He indicated that the valley floor and the grand boulevard fared the best in terms of cost and benefits and the IBM hillside configuration did the worst.

Fisher Creek - Regulatory Avoidance, Additional Reach or Realignment:

Roger indicated that the realignment of Fisher Creek did the best geologically and hydrologically, and that the regulatory avoidance scheme did the best biologically. In terms of geology and hydrology the new reach and the realignment of Fisher Creek fared the best. Darin stated that from a market standpoint the relocation of Fisher Creek was superior because it

consumes less land, maximizes the development potential and offers the strongest economic benefits.

Composite Evaluation of all Four Urban Design Elements - Transit, Focal Feature, Parkway and Fisher Creek Alignment:

In conclusion, the “spoke” transit alignment, the central lake focal feature, the valley floor parkway configuration and the realignment of Fisher Creek were the superior infrastructure elements. Roger indicated that these four elements would form the basis for the recommended Composite Framework to be presented by the consultants.

Regulatory Review:

Roger explained that the consultant have worked closely with the Santa Clara Valley Water District and they have indicated that there is sufficient water in a regional context to serve the CVSP. He also indicated City that staff and the consultant team has been coordinating with the Valley Transportation Authority (VTA), and he briefly explained their primary concerns and interests. He said that from a regulatory standpoint the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Department are primarily concerned about protection to the Coyote Creek, the steelhead habitat, improvement and enhancement of the Fisher Creek Corridor, separation of the lake and Fisher Creek to protect the integrity of the creek, and the location and the value of the mitigation areas.

Eileen Goodwin indicated that all of this information is available on the City’s website and asked for comments form the community.

The community had the following general comments regarding the CVSP:

1. How many acres are in the Specific Plan? *Staff indicated that there are about 7,000 acres in the Specific Plan area and about 3,500 acres in the North and Mid-Coyote areas.*
2. Would recycled water for CVSP come from Calpine? *Jim Thompson of HMM Engineers indicated that the recycled water would be coming from the City’s non-potable water pipeline.*
3. Would the lake use recycled water, and if so what would be the impact on the ground water basin? *Jim Thompson indicated that the recycled water would be advance treated (almost to drinking water standards) and that the lake would be lined with a geotechnical liner so the lake water would not commingle with the groundwater.*
4. Dennis Kennedy, Mayor of Morgan Hill, stated that the transit system should be designed to help with the reverse commute and recommended that Caltrain add more trains serving the South County. He also recommended that the City explore Bus Rapid Transit as an alternative to the light rail.
5. Comment from a downtown resident that light rail is very obtrusive and noisy for the downtown residents.

6. Recommendation that a hydrogen fuel cell bus system be used for the Plan because it is more flexible.
7. How will the water features been proposed survive a drought, given experiences with past drought conditions? *Jim Thompson indicated that the Plan would have a drought augmentation tolerance program to ensure water supply.*
8. What is the water economy of the Plan? Given its intermittent flow history, how will water be maintained in Fisher Creek? *Doug Dahlin of the Dahlin Group, indicated that the water will primarily be advance treated recycled water from the City's recycled water system. He stated that the lake would perform a detention and retention function for the 2, 5, 10 and 25-year flood events. He indicated that Fisher Creek will remain a seasonal creek and that the Plan will need to maintain the same hydrological balance after the Plan is implemented as we have today in Coyote Valley.*
9. Comment from an artist that the CVSP team should include an artist to get "renaissance thinking" into the Plan.
10. Recommendation to include artist live-work spaces in the Plan and that connectivity should be a high priority.
11. A representative from the Public Transit Advocacy Group stated that light rail use is only at 4% and questioned whether the team has considered the low ridership. *Doug stated that the CVSP will try to increase transit ridership by focusing mixed use and higher intensity uses along the transit lines.*
12. Will there be enough power from PG&E for the Plan? *Doug indicated that the Plan would incorporate cogeneration ideas, solar energy ideas as well as other energy conservation principles in its design. Staff also indicated that a representative from PG&E is also on the Technical Advisory Committee (TAC) for the Plan.*
13. How will the Fisher Creek be maintained in its new realignment? *Doug indicated that it is the proposed new location is the low point of the Valley and is also the creek's historical location.*
14. Recommendation that the Plan include great public art to the maximum extent possible.
15. Is the line between North and Mid-Coyote Valley is a hard and fast line? *Laurel Prevetti, Deputy Director of the City Planning, Building and Code Enforcement Department, indicated that the line is not permanent and that the two areas will be planned and integrated together.*

16. Will the light rail go down Santa Teresa Blvd? *Doug stated that it would be expensive and that the traffic models gave it a very low ridership, and therefore it was not clear how the VTA would prioritize it.*
17. Concern that this is the first time that the City has indicated that they are planning to revive agricultural uses in the South Coyote Valley Greenbelt.
18. Question about Sibella's experience in reviving agriculture in areas similar to the South Coyote Valley area. *Sibella Krause indicated that that the team is still studying various concepts and will be holding several meetings with the property owners and the consultant to assess feasibility.*
19. What are the plans to improve Fisher Creek? *Doug indicated that there concepts in the design alternatives to re-align and enhance Fisher Creek for flood control and to improve bio-diversity, while maintaining the existing hydrological balance.*
20. How will the lake be separated from Fisher Creek? *Doug indicated that the lake would be physically separated from the Creek to prevent water from the lake from getting into Fisher Creek.*
21. Recommendation to consider wind farms in the Plan. *Doug indicated that the consultants are trying to incorporate as many conservation ideas as possible.*

5. Discussion of Draft Composite Framework:

Doug Dahlin and Ken Kay reviewed the elements of the environmental footprint and the four infrastructure elements, and showed several slides illustrating how the various areas of the "composite framework" might look with the addition of land uses. They illustrated various areas of the conceptual land use framework including: a lake edge design, a swim lagoon layout, a cross section of the Fisher Creek corridor, an urban canal park design, trails, parks and recreation features, a cross section of the lake (conceptually planned to be 15-30 feet deep, 60 acres in size, and lined with a geo-membrane to protect the groundwater basin), parkway and transit system design ideas and graphic presentations of the transit station hub.

Doug explained that all of these urban design examples have formed the basis for the recommended "composite framework." He indicated that the conceptual land use framework meets the City Council Vision and Expected Outcomes for a transit-oriented compact community of 50,000 jobs and 25,000 residences. Doug reiterated that this is their first attempt at "adding some meat to the bones" of the infrastructure elements as the basis for the "composite framework".

Doug explained that for the first time people will see land uses depicted conceptually on their properties, and invited property owners to office hours he would be holding over the next several weeks to discuss their ideas and address questions about the "composite framework".

He ended by showing a conceptual land use framework and a colored rendering perspective of the “composite framework.”

Eileen invited people to look at the plans over the lunch hour and indicated that there will be a lot of time for comments and questions after lunch. (Lunch Break)

6. Discussion of Urban Design Principles and Land Use Concepts:

Laurel Prevetti reviewed the City Council’s Vision reiterating that the Plan should provide for a new urban community in San Jose with 50,000 industry-driving jobs and 25,000 housing units, 20% of which must be affordable. Ken Kay explained the guiding principles of community building including the environmental footprint, connections and linkages, open space, landscape and recreation, public building and places, and the structure of neighborhoods. He explained that Coyote Valley would be a new unique community that would respond to the needs of the whole population, from children to senior citizens.

Using a series of slides, Doug explained the strategies used to develop the “meat on the bones” of the “composite framework.” He discussed internal trip capture, dispersed transportation technologies, structured shared parking, urban walks and trails, neighborhood streets, main streets, mix of workplaces, corporate buildings and “branding” in urban centers, the “not-so-purpose-built” workplace, the education/technology business partnership, mixed uses, civic focused urban form, enclaves and labyrinths and town centers.

The Composite Framework:

Ken Kay discussed the concept of open space, landscape and recreation and how integral they are to the concept of the public realm. He explained that, based on the City’s level of service requirements, the Plan will require about 260 acres of park and recreation lands. These recreational lands would will conceptually include community parks, neighborhood parks, adjoining schools, recreation lands festival grounds, community gardens and additional open spaces (including Fisher Creek corridor, the lake and central park and swim lagoon area, pocket parks, the canal system), and the Parkway circulation system. He indicated that there will be a lot of multi-use areas and that they will be very “symbiotic” and connected with a rich system of trails and pedestrian corridors.

Ken explained that property owners would be compensated for any public uses that are planned for their property and that the economic consultants will be working with the City and the property owners to develop a strategy for this over the next several months.

Doug explained how the Plan would be designed with gateway axes on the lake and the Bailey Avenue/Santa Teresa hill as the core area focal point. There would also be a series of civic buildings as focal points, which could be used to provide for “civic celebration.” He showed a slide of all of the focal points with land uses radiating off the major lake focal point, the transit hub and the civic buildings. Doug indicated that the lake and the central commons with the

schools would connect to the open space and recreation areas to the hills to the east and west of the CVSP area. He explained how the public realm network will tie into the neighborhoods and that every transit stop will have some retail services to create a civic gathering place.

Market Analysis Findings and Recommendations:

- Workplace:

Darin Smith of Economic and Planning Systems indicated that after several years of a “boom cycle” we are now in a “bust cycle” and over the life of the Plan he expects this area to be able to attract potential industries such as: software, computers, electronic, internet and bioscience. He stated that the future industries would demand more office space, including higher density buildings. He indicated that the types of amenities that would add value to the workplaces include: proximity to transportation, retail services, water features, traffic routes, open space and housing. Darin explained that given the current market conditions low-rise workplace design would be the most feasible in the short term with mid and high-rise workplace increasing in demand over the long term. He stated that the build-out of the plan would be aided by providing a wide variety of retail. He noted that 50,000 jobs are about as many jobs as we now have in the North First Street corridor in San Jose.

- Residential:

Darin indicated that half of the potential residential demand would come from 1-2 person households, with the remainder being families seeking homes near Silicon Valley. He stated that there would be a big demand for single-family detached residential units and that town homes would be a major housing type in the region. He also indicated that there would be an increasing demand for “urban” multi-family building types (including lofts, mixed use, mid- and high-rises) and a mixture of apartments and for sale units. He stated that there would be a mixed demand for urban as well as sub-urban housing units. Darin explained that the amenities that will add value to residential uses include: proximity to transit, retail services, water features, schools, open spaces and jobs. He also noted that lower density homes would be more feasible in the near term and mid and high-rise homes over the long term of the Plan, and that Plan build-out would take several decades.

- Retail:

Darin explained that potential shoppers would primarily be from the Coyote Valley with some potential to capture a wider regional market. The mix of retail would include neighborhood shopping centers (with grocery store anchors), “community core” commercial areas (with dining and entertainment, plus comparison goods and convenience goods) and freeway-oriented commercial areas (with the potential for “large format” retail tenants). Darin noted that the amenities that would add value to retail uses included: proximity to traffic routes, jobs, housing, water features and transit. He stated that neighborhood retail would develop as households are built, “community core” tenants would increase in demand over the long term and that freeway-oriented uses could happen soon. Darin recommended three neighborhood centers distributed throughout the Valley and a “community core” with a multiplex cinema, restaurants and mixed uses.

- *Overall Market Findings:*

The overall market analysis findings and recommendations include:

- Emphasize quality of life and Coyote Valley's unique advantage of an environment with jobs, housing, retail, institutions and recreation all in one place.
- Encourage diversity and a wide range of densities, environments, and price points.
- Prioritize mixed use in the core area to enhance viability of higher density, higher cost building types.
- Allow flexibility for changing conditions since the demand for different building types will change over time.

Eileen asked for comments from the public and the following comments were received:

1. Dennis Kennedy, Mayor of Morgan Hill, indicated that Morgan Hill is concerned about Cal Train double tracking stopping at Bailey Avenue.
2. Concern that the two northerly freeway interchanges may be too close together and question as to where the middle one will go. *Jim Thompson of HMM-Engineers indicated that Bailey/101 Interchange is under construction and that the 1-mile separation meets the minimum Cal Trans separation requirements.*
3. Compliments to the team and City staff for the approach to the Plan.
4. Comment that the lake will probably need aeration.
5. Comment from the VTA Ridership Group representative that widening of the roads and freeways does not reduce congestion. *Staff indicated that this would be studied in the Environmental Impact Report (EIR).*
6. Question as to whether the new roads will stop at Palm Avenue in the South. *Doug stated that the CVSP would attempt to maximize traffic in the Monterey Road and Highway 101 area in order to prevent the need for widening Hale Avenue.*
7. Question as to what the maximum number of jobs and units will be if 50,000 and 25,000 are the minimums. *Laurel indicated that these numbers have been part of the City's General Plan for a long time. She explained that we are planning an entire new community that will be linked to the rest of the City, and that we are not planning any new light industrial uses. She indicated that the City is expecting that there will be another 500 to 1,000 jobs in the government sector and another 1,000 to 1,500 jobs in the retail sector in addition to the minimum 50K jobs.*
8. Comment that the City has a serious jobs/housing imbalance and that while the 50K jobs will help the imbalance, however the 25K new units will not be enough to meet the housing need generated by the 50,000 jobs in the valley. Recommendation that there be more units added to help the jobs/housing balance in the whole region.

9. Question as to when the presentations will be on the Coyote Valley website. *Staff indicated that it will be on the website on Tuesday morning.*
10. Question as to which school district Coyote Valley will be in. *Laurel indicated that this is a big issue that the City is working on with the Morgan Hill Unified School District (MHUSD). She indicated that the area is now in the Morgan Hill Unified School District, and that the boundary extends to Bernal Road to the north. Laurel explained that alternatively the MHUSD could request a detachment of the Coyote area from the MHUSD, which would result in the need for the Santa Teresa area to be attached to another district. In that case the elementary schools might attach to the Oak Grove District and the high schools might attach to the East Side Union School District. She stated that the ball is in the MHUSD court and that the decision has not been made yet.*
11. Question as to what the start date would be for the implementation of the Plan. *Laurel stated that it would not be before 2007 or later. She indicated that the City Council would consider the Plan in December 2005 after which the City is expected to apply to the Local Agency Formation Commission (LAFCO) for annexation. She stated that there would be other approvals needed, and the need to fulfill the 5,000-job trigger before any housing can be built.*
12. Question as to what the affordable housing levels will be. *Laurel indicated that the City of San Jose looks at moderate-income units as the upper level and that the City has created a very low and an extremely low level. She stated that the exact dollar levels might be obtained from the City's Housing Department.*
13. Concern that a big box retailer like the Wal-Mart in Gilroy would generate more gridlock, and recommendation that the City locate any big box near the Cal Train station.
14. Recommendation that the Plan focus on smaller retail uses and not big box uses.
15. Comment that the City has done a good job and that this place will have a great identity and sense of place.
16. Comment that one high school is not enough and the plan will need at least 2 high schools, 4 middle schools and 8 elementary schools.
17. Recommendation that the area create a new Coyote Valley School District.
18. Tom Fink of the San Jose Housing Commission stated that the affordability is based on median income, which is very high for the City of San Jose, and that HUD recommends that people not spend more than 30% of their income for housing. He stated the Housing Commission recommends that 20% affordable units in the Plan meet the following guidelines: 30% Extremely Low Income units, 30% Very Low Income units, 25% Low Income units and 15% Moderate Income units. He also indicated that the Commission recommends that the units be dispersed throughout the Plan and that a housing committee be established.

19. Recommendation from a former Route No. 68 bus driver (downtown to Gilroy) that the heavy smell of garlic and agriculture that he experienced every day be considered in housing livability when designing the Plan.
20. Recommendation that Green Building strategies and all other energy conservation techniques be used in the Plan in addition to a Mission-Style architectural theme. *Doug stated that the team is making every effort to follow the LEEDs standards for energy efficiency and indicating that this community will set a high standard for energy conservation and sustainability in every way. He stated that the plan is aimed at getting people out of their cars and onto transit. Doug indicated that they haven't started thinking about the architecture yet and that in the fall of 2004 they will start working on the form-based zoning.*
21. *Dennis Kennedy, Mayor of Morgan Hill, indicated that the City of Morgan Hill has hosted a series of stakeholders meetings with Gavilan College, City Council of Gilroy, Supervisor Don Gage and the Morgan Hill School District, and that they will be submitting a report on Monday regarding housing, schools, medical services. He indicated that one of the issues that they will be raising is that the proposed T-design of Santa Teresa Blvd, a major north/south arterial, will worsen traffic congestion.*
22. A representative of the Committee for Green Foothills, indicated concern regarding the City's jobs/housing imbalance. He questioned whether creating a jobs/housing imbalance is sustainable. And stated that more than ½ of the population will live outside Coyote Valley. *Laurel indicated that the jobs/housing imbalance is a big issue for all the City of San Jose. She indicated that the City is doing a Housing Opportunities Study and there will be a lot of recommendations coming forth. Laurel also stated that the City is adding 5,000 to 7,000 units in the Evergreen Area and that the City is proactively working on improving the jobs/housing balance. She added that the City currently has capacity for 40,000 new homes.*
23. Comment that the City of San Jose has put a power plant in our neighborhood and we can't trust them.
24. Comment that it is a big mistake to put all the density in such a small area. This amounts to "10% of the City of San Jose into 3 ½ square miles".
25. Question as to "whether we as a community, really want this here". Statement that "if we don't say something they'll go to City Council and recommend approval". Comment, "We don't want high-rises".
26. Question as to whether the City checked with the City of Morgan Hill regarding the process for determining school facility needs. *Laurel indicated that the team has been meeting with Morgan Hill Unified School District for a long time and that the MHUSD Superintendent is on the CVSP Technical Advisory Committee.*
27. Comment that the process may not be working since the MHUSD has to send a letter.

28. Comment that there are people living here and this is not a “blank canvas”. Comment that there will be a lot more affordable housing here “because we will sell and move out of this area”.
29. Comment from Task Force member Ken Sao that he was involved 30 years ago in annexation of properties in Coyote Valley to the City of San Jose and still does not have services. He stated that he feels that his property and others like his should receive City services before this new area. He indicated that it started in the 60s with IBM, Cisco and Kirby Canyon Landfill getting what they wanted. He commented that the process has been broad based and open, and he has enjoyed being on the Task Force.
30. Comment that the 50,000 jobs and 25,000 housing units and the concept of walking to work are very incongruous and he feels that we will end up with people working outside the area and an influx of 40,000 in the morning commute traffic. The Plan needs more traffic corridors.
31. How we will prevent the wildlife and teenagers from using the central commons.
32. Comment from Task Force member Craig Edgerton that he is pleased with the transit spine, however he is surprised that there is still all of the purple (jobs) in the North Coyote area. He commented that he thought that the Plan was supposed to integrate housing and jobs. He is concerned that the Plan may not be walk-able. He questioned how the Task Force would have input into making changes to the Plan. *Laurel stated that there is a lot of work still ahead and explained that there will be a meeting on August 16, 2004, and another longer working meeting on August 30, 2004. She indicated that the Task Force will have a lot of homework to do before the August 30th meeting, but that there will be a lot of opportunities for the Task Force to have input in the Plan.*
33. Question as to who will be paying for the Plan implementation and what is the total cost per square foot. *Eileen indicated that the Plan is to be self-supporting and will not be paid for out of the City’s general fund. She indicated that Economic and Planning Systems (EPS) would be working with the property owners to develop a financing and implementation strategy over the next several months.*
34. Question as to when this will go to the City Council. *Laurel indicated that it would go to the Council on September 21st for their endorsement that the team is heading in the right direction. She indicated that the EIR will be started in the fall of 2004 and that final Council action is expected in December 2005.*
35. Question as to why there is a park on one person’s land when they have lived there for 20 years. *Doug stated that there might need to be some refinements because they have been working at such a small scale and now they will be working at a larger scale.*

36. Question as to why there is a sports complex in the Greenbelt instead of in the Plan area.
Doug indicated that it was possible to do some limited amount of recreation in the Greenbelt if there were no services and utilities extended, and that the precedent already exists for recreation in the Greenbelt.
37. Comment that 80,000 people and 50,000 jobs is truly unprecedented and asked whether there is anything else similar anywhere. *Laurel stated that there are other very large communities in Stapleton and in Texas but that this may be the largest in Northern California.*
38. Question as to what the protection will be for property owners that this will ever happen
Laurel indicated that City Council approval of the specific plan would be very good protection in itself, however there is no market assurance that can be guaranteed.
39. Concern that “this is not what we ever expected or wanted and we are real people, but we have no choice”.
40. Comment that this may be as dense if not more dense than New York City or Vancouver, Canada and question as to whether this is really what we want.

6. Next Steps/Closing:

Eileen Goodwin reiterated that Doug Dahlin’s office hours would be posted on the website and she encouraged people to check the website or to call her or Sal Yakubu to set up a meeting time with Doug. She indicated that she had a request to meet with the property owners in the Urban Reserve and that the meeting would be set up soon. Laurel Prevetti invited everyone to attend the next Task Force Meeting on Monday, August 30, 2004, for a Task Force discussion of the composite framework.

7. Adjourn:

The meeting was adjourned at 3:05 p.m. and co-chair Forrest Williams thanked everyone for attending and encouraged everyone to attend the next meeting which would be a Task Force meeting on Monday, August 30, 2004, at the Martin Luther King Jr. Library (150 San Fernando St) from 5:30 p.m. to 9:00 p.m.